



WELLS MCFARLANE  
Chartered Surveyors and Property Consultants

01455 559030

Eden House, 8 St. John's Business Park, Rugby Road, Lutterworth LE17 4HB



FOR SALE

£565,000 Guide price

14 ST. JOHN'S BUSINESS PARK  
LUTTERWORTH | LE17 4HB

- Three-storey modern office building with heating and cooling system
- Intercom Entry System
- 14 parking spaces
- Glazed partition meeting rooms



## LOCATION

St John's Business Park is a secure park comprised solely of high quality offices. The Property is within walking distance of the town's comprehensive facilities which include supermarkets, Banking Hub, library, gym and chemists. Lutterworth has excellent transport links and the town is very close to Junction 20 of the M1 and approximately 4 miles from Junction 1 of the M6. The A5, A14 and M69 are also within easy travelling distance of this pleasant country town.

## DESCRIPTION

Unit 14 is a three-storey office of brick construction with a pitched tiled roof. The modern office building benefits from open plan working areas and meeting rooms across all three floors. The offices comprise perimeter trunking, CAT 2 lighting and spotlights, suspended ceilings, double glazing, carpeting throughout, an intruder alarm and an intercom entry system along with a decommissioned lift. The offices benefit from 14 designated parking spaces which are available to the front of the building and within the main carpark to the business park

## ACCOMMODATION

The Property is partially let with the first and second floors vacant and ready for immediate occupation.

The Property has been measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice:

Ground floor 960 sq.ft (89 sq.m)

First floor 960 sq.ft (89 sq.m)

Second Floor 1080 sq. ft. (100 sq.m.)

The total NIA is 3000 sq ft (278 sq m).

## SERVICE CHARGE INFORMATION

A Service Charge is payable in respect of maintaining the communal areas of the Business Park. For the year to the 30th June 2025, the proportion due for office 14 is £3,130. The service charge is calculated on a pro rata basis.

## BUSINESS RATES

The Property is currently assessed in 2 parts with the ground floor having a rateable value of £13,250 with the first and second floors having a rateable value of £28,250

## EPC

The Property has an EPC of C (69). A Copy of the certificate is available upon request.

## TERMS

The ground floor is let on an internal repairing and insuring Lease to the 9th February 2026 at a passing rent of £14,000 per annum. The first and second floors are available with Vacant possession.

## VAT

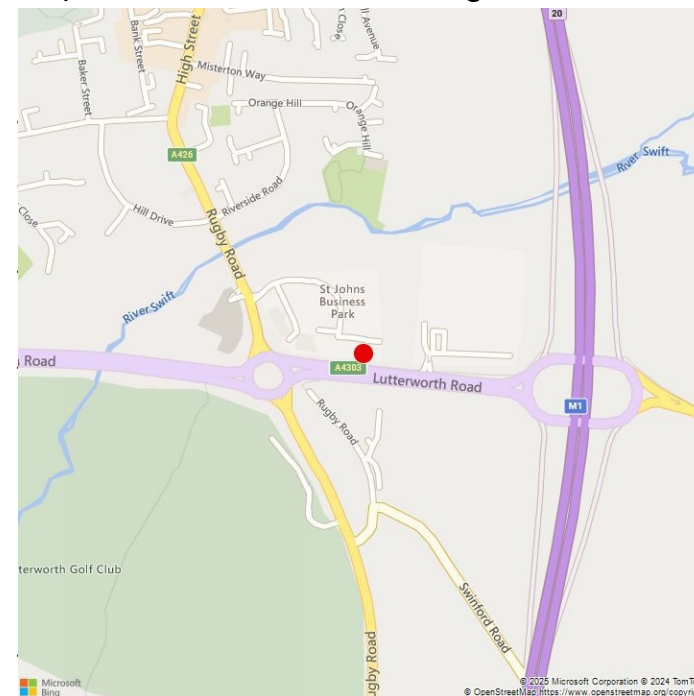
The property is opted to Tax

## VIEWINGS

Viewing by prior appointment with the selling agents only

## LEGAL COSTS

All parties to bear their own legal costs.





## SUBJECT TO CONTRACT Disclaimer:

Wells McFarlane Limited and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Wells McFarlane Limited assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.